



GARY L. PRYOR
DIRECTOR
(858) 694-2962

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017

SAN MARCOS OFFICE
338 VIA VERA CRUZ • SUITE 201
SAN MARCOS, CA 92069-2620
(760) 471-0730

EL CAJON OFFICE
200 EAST MAIN ST. • SIXTH FLOOR
EL CAJON, CA 92020-3912
(619) 441-4030

BOARD MINUTES **HISTORIC SITE BOARD** **August 21, 2006**

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- **Call to Order**
8:38 pm
 - **Members Present:**
Paul Johnson
Jim Royle
Carmen Lucas
Eldonna Lay
Margie Warner
 - **Members Absent:**
Vicki Estrada
 - **Other General Information:** None
- | | |
|---|--------------------------------------|
| Staff Present:
Glenn Russell
Gail Wright | Staff Absent:
Donna Beddow |
|---|--------------------------------------|

B. Conflict of Interest Declaration: None

C. Approval of June 19, 2006 Board Minutes

Approval of the June 19, 2006 Board Minutes was continued until September 18, 2006 to clarify details of the County Parks report on the Bancroft Rock House.

D. Reports:

- AB 1234 Ethics Training for all elected officials, boards and committees that are entitled to financial reimbursements. The HSB does not fall into this category. Handout to board members of the Ethics Training documents and, although Board members are not required to take the training, it is recommended that the ethics material be reviewed.
- HSB Presentation – Grossmont/Mt. Helix Monday September 11, 2006; 7:00 pm; Staff liaison Gail Wright and Donna Beddow will give the presentation; Jim Royle, Paul Johnson and Eldonna Lay indicated that they may attend.

- Response to SOHO letter regarding demolition – At this time, DPLU Building department does not have adequate staff to handle additional discretionary activity; DPLU staff is currently flagging historic and potentially historic properties in our County-wide computer system.
- Thing Brothers Store letter – Still no response from property owner
- Lilian Rice Rowhouse – Staff is working on this item.

E. Announcements:

- San Diego County Archaeological Society meeting Saturday August 26, 2006:
Presenter: Christy Dolan - San Diego: Growth of a City
- National Preservation Conference 2006: October 31-November 5 – Pittsburgh
- California Preservation Foundation workshop in Rancho Santa Fe on October 2

ITEM 2 – PUBLIC COMMENTS

A. Public Comment: None

B. County Department of Parks and Recreation - No report for August

ACTION ITEMS:

ITEM 3 – THE GOLDZBAND RESIDENCE

Applicant: Michael Nalu & Kristin Spoon (Special Assistance by Gavin Nalu)
Owner: Michael Nalu & Kristin Spoon
Location: 4709 La Rueda Drive, La Mesa CA 91941, APN 497-102-21-00
Community Planning Group: Valle de Oro
Supervisor District: 2- Dianne Jacob

Description: The Goldzband family purchased undeveloped land in 1963 and commissioned Homer Delawie to design and build their home, where they lived from 1963 until March of 2006. The home is of classic modern post-and-beam construction with walls of glass and exterior overhangs throughout. San Diego Architecture (2002) states: “Ruocco’s protégés, let by Homer Delawie, produced some of California’s finest modern buildings of the 1950’s and 1960’s”. Delawie retired from practice in 1997 at the age of 70 and is currently serving on the City of San Diego’s Historical Resources Board. This residence will be 45 years old in 2007; the age of the property will be discussed during the hearing (see discussion item 5 below). This project is being brought to the HSB for historic landmarking and for participation in the Mills Act contract.

Meeting Notes: Master Architect, and designer of the Goldzband house, Homer Delawie attended the meeting and spoke about how special this house is as it epitomizes the post-modern vernacular style, including that every room with a garden view, taking the natural landscape of the surrounding land, including a view of the sacred mountain, into consideration; in addition, the property landscape is an integral part of the design. Also commenting on the Goldzband house were owners Mike Nalu and Kristin Spoon, Bruce Coons, SOHO and Todd Pitman, neighbor and owner of a previously-listed historic house. Dr. Goldzband was considered an expert in the Psychiatric field, writing extensively including articles and books. It was Dr. Goldzband who designed, created and maintained the gardens and landscape. Staff

finds that this project is consistent with HSB Ordinance Section V.(d)(2) states (in part): "A resource less than 50 years old may be considered for listing in the Local Register if it can be determined that sufficient time has passed to understand its historical importance".

Board Action: Recommend placement of this house (lot APN 497-102-21-00), including landscaping (except for the Oleander) and the visual interiors that are plainly visible from the exterior on the east, west and southern sides of the structure, on the Local Register of Historic Resources and for participation in the Mills Act Contract. Staff finds this resource to be significant under item V (b3) of the Local Register that identifies a resource as significant if it embodies the distinctive characteristics of a type or period, San Diego region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values. The Board deemed that sufficient time has passed to understand the historical importance of this resource, since the house is less than 45 years old.

Motion by Jim Royle to approve Board recommendation
2nd by Paul Johnson
Motion carried 5-0-0

ITEM 4 – THE ALPINE WOMAN'S CLUB

Applicant: Alpine Woman's Club (Carol Walker, contact person)
Owner: Alpine Woman's Club
Location: 2156 Alpine Boulevard, Alpine CA 91941, APN 497-102-21-00
Community Planning Group: Alpine
Supervisor District: 2- Dianne Jacob

Description: The Alpine Woman's Club is an eye-catching, folk Victorian landmark in this mountain community. Built in 1899, this building was Alpine's Town Hall and was located in the center of the village. Townspeople bought shares to finance one half of the construction cost of the building and those funds were matched by a wealthy resident, Benjamin R. Arnold. Building ownership was transferred to the Alpine Woman's Club in 1932 and the building has been owned and maintained by the Club since that time. This project is being brought to the HSB for historic landmarking.

Meeting Notes: Ann Hill, President of the Alpine Woman's Club, Carol Walker, who prepared the exemplary report and Carol Morrison, Alpine Historical Society, and were in attendance. The Woman's club was commended for the excellent report. Carmen Lucas has known this resource for years and was extremely impressed with the quality of the care and upkeep of the property, which shows that the Club, and the community, care about their history.

Board Action: Recommend placement of this house, on lot APN 403-261-03-00, on the Local Register of Historic Resources. This designation includes the entire parcel with the exception of the gazebo and the well house, which were constructed in 1999 and 1997 respectively. Staff finds this resource to be significant under item V (b1) of the Local Register that the resource is associated with events that have made a significant contribution to the broad pattern of the history of San Diego County's history and cultural heritage, and item V (b2) of the Local Register that the resource is associated with the lives of persons important to the history of San Diego County.

Motion by Paul Johnson to approve the Board recommendation.
2nd by Jim Royle
Motion carried 5-0-0

PRESENTATION:

Mr. Mel Vernon - The El Salto waterfall and the quarry site reclamation. This is a part of the Buena Vista Creek which flows into the Buena Creek Lagoon. There is history in this little valley from 10,000 yrs ago to the Marron Land Grant to the present where 600 to 700 dwellings are proposed. Mel Vernon, San Luis Rey Band of Mission Indians, introduced Susan Cratty, a California State San Marcos sociology graduate student who was instrumental in produced the video and who introduced the video to the Board. Representing Rincon, Ruth Calac provided additional insight into waterfall and quarry site. To visit the site, contact Shelley Carron (760) 729-1818. Carmen Lucas provided additional insight; the area of the waterfall and quarry site has classic and unique history to this area. The 10,000 to 15,000 years of history of this area is unparalleled to anywhere else in the world when you consider what San Diego and California has to offer. The evidence shows that the people of the past were highly sophisticated, able to live off the land successfully.

DISCUSSION ITEMS

ITEM 5 – HSB REVIEW AND LANDMARDING OF SIGNIFICANT STRUCTURES < 50 YEARS.

Description: From time to time, applicants come forward to landmark (and apply for the Mills Act) that are less than 50 years old. The Goldzband Residence, a current meeting action item, is 44 years old, yet staff believes it is a significant structure. Another consultant would like to bring forward a potentially significant Cliff May house in Rancho Santa Fe that is 37 years old. Section V.(d)(2) states (in part): “A resource less than 50 years old may be considered for listing in the Local Register if it can be determined that sufficient time has passed to understand its historical importance”.

Meeting Notes: Other CLG jurisdictions were queried. Most of those responding indicated flexibility and discretion as to the age of a property/resource, depending upon its significance. Jim Royle posed the question, “What if Mr. Delawie just designed and had one of his classic homes built?” Perhaps we should have posed the questions to the CLG’s “What was the youngest property designated, and given the Mills Act?” Bruce Coons, SOHO, indicated that the City of San Diego has many resources designated that were less than the 45-year guideline. He mentioned that tract homes in the City are now about 45 years old, and a good question is how the historic community will look at these in the future. Events can also make things historic; the World Trade Center site is an example. The HSB will continue to address this issue on a case-by-case basis.

ITEM 6 – ARCHAEOLOGICAL/HISTORIC RESOURCES GUIDELINES FOR DETERMINING SIGNIFICANCE and CEQA PROCESS GUIDANCE FOR CULTURAL RESOURCES

Description: Draft Archaeological and Historical Resources: Guidelines for Determining Significance has been distributed by mail to all HSB members (part of the public review process). Writing of the Draft CEQA Process Guidance for Cultural Resources is in progress and will be distributed for review when completed. These documents and the County processes were open for discussion by the HSB.

Meeting notes: Glenn Russell briefly talked about the new County Business Process Re-engineering (BPR) and the Archaeological and Historical Resources Guidelines. Other speakers and comments are as follows:

1. Jim Royle: Requested copies of the document sent to board members; they should be aware of these changes; the Board should receive copies of all documents related to BPR.
2. Carmen Lucas, comments from an Indian point of view:
 - San Diego History section, says "Indians believe they have been here since the beginning of time".
 - Mitigation to "less than significant"; unacceptable and meaningless phrase; especially if bulldozing uncovers human remains.
 - Mitigation requires that grading stop immediately if human remains found; but it is not sufficient to start grading again only 10 feet away, as sometimes happens; a much greater distance is required. Grading monitoring mitigation needs to be clarified as to what to do when burials are found. Jurisdictions need to review and revise their cultural resource processes to require that archaeologists and monitors be thoroughly trained to identify human remains in a real-life field situation during actual grading.
 - Use of ground-penetrating radar and trained forensic dogs should be used during prehistoric surveys. The forensic dogs are dogs that are trained to locate buried prehistoric human remains.
3. Bruce Coons, Director, SOHO; Fair argument standard, supported by substantial evidence, for determination under CEQA; if, for example, the HSB determined that a site was significant, it is significant under CEQA and EIR would be required, unless mitigation.
4. Janice Shackelford, Lakeside; did planning groups receive copies of this document, and are copies available? Web site is best and fastest way to get a copy.
5. Mel Vernon, San Luis Rey Band of Mission Indians. Talked about experience with grading the Lego site in Carlsbad when ancestor remains found. Gregory Canyon and water supply noted.
6. Ruth Calac, Rincon Band of Mission Indians; additional information about the Lego site in Carlsbad. Noted that when monitoring, grading equipment moves almost too fast for a monitor to follow adequately.
7. David Laymarr, Fallbrook

OTHER

ITEM 7 – FUTURE AGENDA ITEMS

- Next meeting will take place on Monday, September 18, 2006
- HSB Presentation: Grossmont/Mt. Helix - Monday September 11, 2006; 7:00 PM; Faith Chapel, 9400 Campo Road, Spring Valley, CA 91977
- Action item: Rancho Santa Fe House (Report available)
- Action item: Descanso Rock house (Report to be mailed)

ITEM 8– ADJOURNMENT

8:50pm

APPROVAL OF BOARD MINUTES:

Chairman, Jim Royle

September 18, 2006

Vice-Chairman, Paul Johnson

September 18, 2006
